



LAVISH PRIVATE DOMAINE: FIVE SEPARATE  
DWELLINGS, 2 POOLS, TENNIS COURT, GYM. SET  
ON 77 ACRES & PANORAMIC VIEWS

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PROPERTY FACT FILE	
REFERENCE	A33192LC24
PRICE	€ 1,590,000 £ 0* <small>*agency fees included: 6 % TTC to be paid by the buyer (1 500 000 EUR hors honoraires)</small>
BEDROOM	15
BATHROOM	8
ACCOMMODATION	800 m <sup>2</sup>
LAND	315243 m <sup>2</sup>
TOWN	Saint-Paul-la-Roche
DEPARTMENT	
LOCATION	Isolated
TYPE	Maison de Vacances, House, Country House
CONDITION	
FEATURES	Swimming Pool, Other Drainage, River Frontage
<small>*Price based on current exchange rate which is subject to change</small>	



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This beautiful domaine stands proud on the hilltop overlooking the valley and has astounding panoramic views over the countryside.

Within the complex is a 6 bedroom farmhouse, a beautiful converted ancient granary, 2 detached cottages, a renovated barn with gym and

## DESCRIPTION

The domaine includes a 6 bedroom farmhouse, an ancient Granary with 4 bedrooms, 2 detached cottages, a renovated barn with gym and first floor studio apartment, workshops, large garages, 2 wonderful pools one with pool house, terraces and a tennis court.

Each houses has been renovated to a high standard using top quality fixtures and fittings. The detached granary is voluminous, has been renovated using quality fixtures and fittings (marble work tops, copper La Comue range oven, double ovens, white stone fireplace, copper bath, ornate sink), and would be perfect as a family home and would equally work as two rentals.

The detached 2-bedroom cottage is situated alongside the granary, also very spacious, has been modernised and decorated with taste.

The heated in-ground 10 m x 5 m swimming pool has a wonderful sun terrace to relax and benefit from the astounding views.

The farmhouse is more rustic in comparison, it benefits from an open-plan living room/kitchen area and has 6 bedrooms. Alongside the farmhouse is a stone cottage with a large ground floor living space with spacious light and luminous kitchen. There are 4 bedrooms (2 are less than 10m<sup>2</sup>). The renovated barn consists of a 1st floor apartment with exposed beams and a balcony looking over the valley, a games room/gym and more than enough workshop and garage space that you could wish for! The luxurious 12m x 6m pool with handy pool house sits slightly higher than the buildings and benefits from a panoramic vi...



More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A33192LC24>

COMPLETE FILE AND PHOTO ON REQUEST

LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE

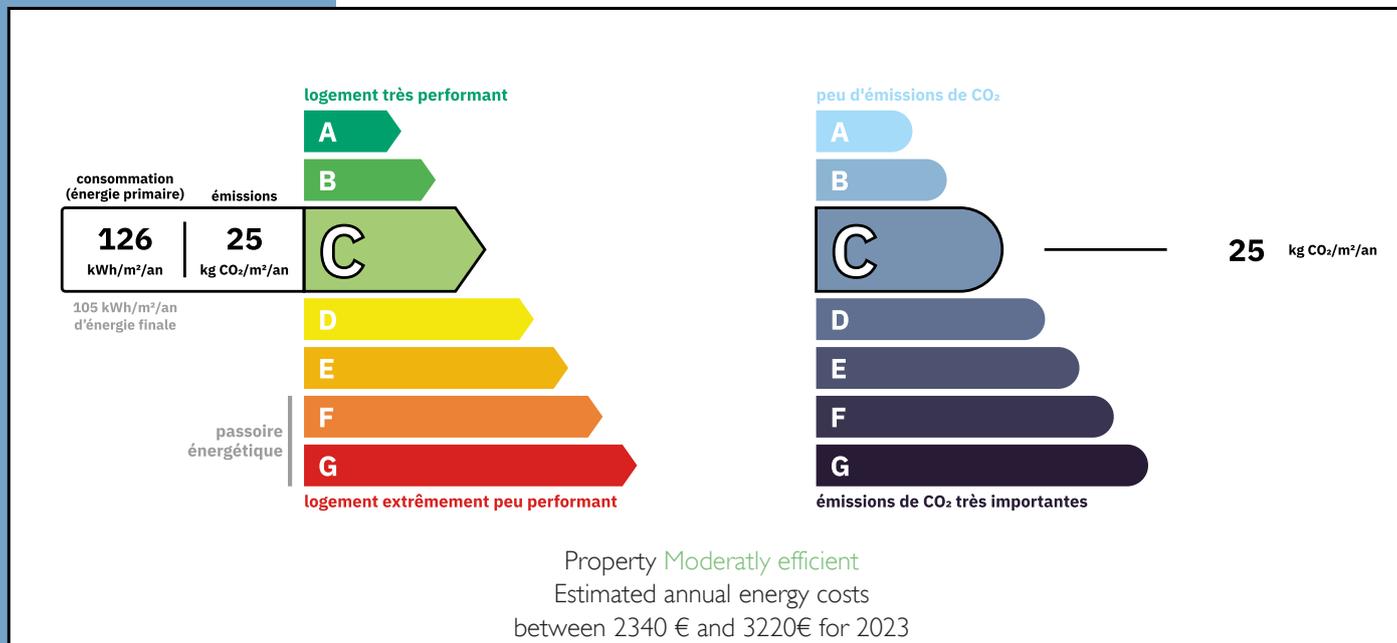
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Information about risks to which this property is exposed is available on the Géorisques website :  
<https://www.georisques.gouv.fr/>

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## ENERGIE-DPE



## NOTICE

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## CONTACT

Réf :A33192LC24  
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AND PHOTOS  
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